

Stream, River and Lake Buffers

Any new lot that has any portion of its boundaries adjacent to a lake shall incorporate a fifty (50) foot natural buffer along the entire property line. In addition, a one hundred (100) foot natural buffer shall be established along the entire length of the boundary adjacent to any river. Finally, any new lot which contains or has any portion of its boundaries adjacent to any perennial stream shall incorporate a fifty (50) foot natural buffer along the entire length of the stream's banks contained within or adjacent to the lot. The interior edge of the buffer shall duplicate the course and direction of the Project Boundary, or the top of the bank of the stream, whichever applies. The distance of the interior edge of the buffer shall be measured horizontally, such that at any point along the interior edge a horizontal line would be exactly fifty (50) feet from a vertical line extending up from the Project Boundary or the top of the bank of the stream channel.

Disturbance of the existing terrain, or removal of existing vegetation within the buffer shall not be allowed, except as specifically provided below. This includes any disturbance or removal of topsoil, trees and other natural growth located in the buffers. Trees within the buffer that are less than four inches (4") DBH, may be removed, provided that the same is done using only manual labor and hand or chain saws, and not mechanical equipment. Additionally, any trees that are dead or have become diseased or damaged through natural processes may be removed in the same manner. No motorized vehicles or construction equipment, other than chain saws or similar hand operated machines, are permitted within the buffer, except as specified below.

A limited number of trees within the buffer may be removed to provide an access corridor to the Project Boundary for the purposes of installing shoreline stabilization and water dependent structures, removing large debris or previously existing structures, or installing paths, boardwalks or stairs to access water dependent structures. This corridor shall not exceed fifteen feet in width, and

shall not constitute an area greater than one fifth of the total buffer area required on each lot. Vehicular equipment may be operated in this access corridor, and the natural terrain may be disturbed only to the extent required to safely operate such equipment. The resulting terrain should be immediately stabilized and revegetated with shrubs, low growing trees and other natural ground cover plantings after such disturbance, and should closely match the existing terrain on either side of the access corridor. When this access corridor is used for the installation of paths, boardwalks or stairs leading to the Project Boundary, such structures shall not exceed four feet in width.

Tree removal within buffers bordering the Project Boundary, for the purpose of creating view corridors of lakes or rivers is allowed, provided that such removal shall not exceed 15 feet in width and constitute an area greater than one fifth of the total buffer area required on each lot. Any tree removal shall also be manually performed using hand or chain saws, and no other disturbance of the natural terrain is permitted. Any opening created under this provision shall be subsequently stabilized and improved with shrubs, low growing trees or other natural ground cover plantings.

Underbrush (defined as nuisance shrubs, vines, and similar plant growth beneath the tree canopy, and generally growing less than six feet in height) may be removed within the buffer, provided that such work is performed manually and without the use of vehicular or mechanical equipment. This activity may also include removal of any natural or man made debris lying on or near the floor of the buffers.

Pruning and trimming of trees within the buffer is permitted, provided that pruning shall be limited to tree branches beginning at the ground and extending up the trunk no more than one half of the total height of the tree. Trimming or pruning may also be performed on any limbs or branches that

are diseased or naturally damages. No topping of trees is permitted within buffer.